

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

DATE: MAY 4, 2017

LOCATION: ROOM 2000 - CITY HALL

AGENDA

1. Introductions and Chair remarks (Chair) 7:00 p.m.
2. Consideration of April 20, 2017 meeting minutes (Chair) 7:05 p.m.
Action Requested: Review and Approve Minutes
3. Consideration of Affordable Housing Plan for Braddock Gateway Phase II 7:10 p.m.
(Helen McIlvaine/Mary Catherine Gibbs)
Action Requested: Review and approve Affordable Housing Plan
4. Apartment Survey and Market-Affordable Units Report (Melodie Seau) 7:25 p.m.
5. Consideration of Affordable Housing Plan for Potomac Yard Landbay H/I East 7:45 p.m.
(Helen McIlvaine/Cathy Puskar)
Action Requested: Review and approve Affordable Housing Plan
6. North Potomac Yard Small Area Plan Update (Tamara Jovovic) 8:00 p.m.
Action Requested: Review and approve Letter of Support
7. Old Town North Small Area Plan Update (Helen McIlvaine) 8:05 p.m.
Action Requested: Review and approve Letter of Support
8. Alexandria Redevelopment and Housing Authority Update (Carter Flemming) 8:10 p.m.
9. Alexandria Housing Development Corporation Update (Jon Frederick/
Helen McIlvaine) 8:15 p.m.
10. Information Items: 8:20 p.m.
Financial Reports (Eric Keeler)
11. Staff Updates 8:35 p.m.
12. Announcements and Upcoming Housing Meetings (Staff) 8:45 p.m.

Bonus Density Amendment
Planning Commission Public Hearing, May 2, 2017, 7:00 p.m.
City Council Public Hearing, May 13, 2017, 9:30 a.m.
13. Other 8:50 p.m.
Topics of interest for future meetings
- Adjournment (Chair) 9:00 p.m.

AFFORDABLE HOUSING ADVISORY COMMITTEE MINUTES

City Hall Room 2000 | April 20, 2017

	Members Present	Members Absent	Staff
1	Michael Butler (m)		Tamara Jovovic, Housing Planner
2	Katharine Dixon (m)		Cindy Metcalf, Compliance Manager
3		Carter Flemming (excused)	Carrie Beach, Division Chief, Neighborhood Planning
4		Jon Frederick (m) (excused)	
5	Stephen Hales		
6	Bill Harris (m)		
7	Robyn Konkel, Chair		
8	Michelle Krocker (m)		
9	Jessica Lurz*		
10	Helen McIlvaine*		
11	Michael Doyle		
12	Peter-Anthony Pappas		
13		Mary Parker (m)	
14		Yasin Seddiq (m) (excused)	
15		Nechelle Terrell (excused)	
16	Eric Weiss		
17	Marian Wiggins		
18	Paul Zurawski		
19	Matthew McCarthy		
20	Holly Hanisian		
21	vacant		
	Guests	Affiliation	
1	Roy Priest	ARHA	
2	Robert Reeves	Church of the Resurrection	
3	Cathy Puskar	Walsh, Collucci, Lubeley & Walsh	
4	Kent Fee	CPD	

*non-voting

(m) – took minutes during fiscal year

The meeting was called to order at 7:06 pm. Michelle Krocker volunteered to take minutes. AHAAC's new member, Michael Doyle, was introduced to the group. He represents small business.

1. Consideration of Letter of Support for Church of the Resurrection Project (Robyn Konkel)

A letter of support of the Church of the Resurrection project was submitted for AHAAC's consideration. Katharine Dixon made a motion to approve the letter; Marian Wiggins seconded the motion. K. Dixon proposed the second sentence in the third paragraph be amended as follows: "Eliminating the funding for this project, not only takes housing away for the people who need it, it sends the wrong message to an exemplary community partner who is willing to provide land at a deeply discounted price for affordable housing - an invaluable asset in a City where development opportunities are limited and land is scarce." The Committee voted unanimously to send the letter as amended to Council.

2. Consideration of March 2, 2017 Minutes (Chair)

K. Dixon made a motion to approve the March minutes; M. Wiggins seconded the motion. There was discussion regarding whether attached garages can be converted into accessory dwelling units. Staff agreed to follow up with Arlington County and clarify the minutes as needed. The minutes were approved unanimously with two abstentions from Peter-Anthony Pappas and Michael Doyle.

3. Introduction and Public Hearing on the Draft CY2018 Action Plan for Housing and Community Development (Cindy Metcalf)

Cindy Metcalf, Compliance Manager at the Office of Housing, provided an overview of the City's Draft Action Plan for Housing and Community Development and how the \$1.2 million in HOME and CDBG funds would be allocated to address various housing goals. The public hearing was opened. Bill Harris asked that language be included on page 16 to reflect 'affordable assisted living' for frail seniors. K. Dixon questioned why HUD still designated funding specifically for individuals with HIV/AIDS. Jessica Lurz asked how funding would be prioritized if significant budget cuts occurred. The public hearing was closed.

4. Socrata Update (Rebecca Pica)

Rebecca Pica with the Office of Performance and Accountability briefed the Committee on the City's Performance Review Dashboard. The Office of Housing is one of two departments that have provided data for the Dashboard (which can be found at dashboard-alexandriava.gov/housing). R. Pica demonstrated how to access the 'tiles' which reflect indicators that measure the City's progress against key housing goals. Users can create graphs and export raw data for further analysis.

5. North Potomac Yard Small Area Plan Update (Tamara Jovovic)

Tamara Jovovic briefed the Committee on the ongoing small area plan update for North Potomac Yard (Landbay F); the update impacts the parcel east of Potomac Avenue. The new Metro station is scheduled to open in approximately 2021 which makes this an ideal site for additional affordable housing. Block 4 is dedicated for a public use; the City is hopeful that affordable housing could be co-located with any public facility that is developed there. The new reduced parking policies and the proposed 30% bonus density are two tools that could encourage more affordable housing there.

6. Alexandria Redevelopment and Housing Authority Update (Roy Priest)

Roy Priest, CEO of the Alexandria Redevelopment and Housing Authority, provided the following updates: the Ramsey Homes redevelopment project is finishing the Section 106 process and has submitted its tax credit application to VHDA and is preparing a property disposition plan to HUD; a concept I plan was submitted for Andrew Adkins and is currently being modified as a result of stakeholder feedback; and ARHA is determining how to structure the refinancing of the Ladrey Senior Highrise to ensure the project is financially sustainable. The search for a new CEO for ARHA continues with a new hire expected in the late summer/early fall.

7. Alexandria Housing Development Corporation Update (Helen McIlvaine)

AHDC submitted tax credit applications for Carpenter's Shelter and Lacy Court. Work continues on identifying a suitable temporary relocation site for Carpenter's Shelter. Staff expects to brief the Committee at an upcoming meeting.

8. Information Items (Helen McIlvaine/Tamara Jovovic)

H. McIlvaine provided an update on the add/delete process for the budget and noted that an extension application for Hoffman Blocks 11 & 12 would be coming before Council. Based on 2016 revisions to housing policy, the voluntary contribution amount will increase based on current rates. The value of the additional contribution amount will be provided in funds to the Housing Trust Fund or as additional affordable units on-site.

Staff is revising the format of the financial reports to make them more user friendly. The new reports will be presented in May.

9. Staff Updates (Helen McIlvaine/Tamara Jovovic)

T. Jovovic provided an update on meetings of interest and noted that the bonus density amendment would be coming before Planning Commission on May 2. Also, the Office of Housing has redesigned its webpage.

The meeting adjourned at 8:45 pm.

proportionately as each development requested certificates of occupancy. This contribution was more than double the standard voluntary monetary contribution in effect at that time. In 2015, CDD #15 was amended (CDD 2015-00005) to reflect a change in the phasing of the project and the timing of the housing contribution was adjusted with the first phase of the project to provide a \$1 million contribution and the remaining \$4 million paid proportionately through the remaining two phases. Under this agreement, a monetary contribution to the Housing Trust Fund in the amount of \$1.84 million was anticipated with Phase II (equal to 46% of the remaining two phases of the Braddock Gateway project).

At the time of approval of CDD 2015-00005, City Council expressed an interest in securing affordable units on-site in lieu of some portion of the monetary contribution. In response to this guidance and consistent with the Housing Master Plan's recommendation to focus affordable housing efforts in areas near transit and with the greatest potential for increased density and mixed-use development, staff explored the option with the applicant in Phase II. The applicant has agreed to fulfill its contribution with 50% provided in the form of a monetary contribution to the Housing Trust Fund (this is the portion that is reserved for potential future offsite ARHA replacement units pursuant to the Braddock Metro Neighborhood Plan) and 50% in the form of units (see Attachment 1).

Four affordable rental units (two one-bedrooms and two two-bedrooms) will be provided on site; the units will be affordable to households with incomes at 60% of the area median income (AMI) which equates to \$46,380 and \$66,180 for households of one and four persons, respectively (Source: HUD, 2017) and will remain affordable for a 40-year period. The contribution of four on-site rental units is valued at approximately \$920,000. The on-site units will be complemented with a monetary contribution of \$920,000 to the Housing Trust Fund.

FISCAL IMPACT: \$920,000 to the Housing Trust Fund. These monies are reserved to help fund ARHA's potential acquisition of offsite units, if required, pursuant to the Braddock Metro Neighborhood Plan. The reservation must be maintained pending completion of the redevelopment of all Braddock area ARHA properties.

ATTACHMENTS:

(1) Affordable Housing Plan for Braddock Gateway Phase II, DSUP 2016-00040, dated April 26, 2017

STAFF:

Eric Keeler, Deputy Director, Office of Housing
Tamara Jovovic, Housing Analyst, Office of Housing

Braddock Gateway – Phase Two
DSUP #2016-0040
Affordable Housing Plan
Dated April 26, 2017

As part of their application under DSUP # 2016-0040, for Phase Two of the Braddock Gateway project at 1050 and 1100 N. Fayette St. Braddock Gateway, the Applicant, Jaguar Development submits this Affordable Housing Plan. Braddock Gateway is a 7 acre site that was approved in 2008 as a Coordinated Development District (“CDD”) for up to 770,000 net square feet of development, with a mixture of residential and commercial space, and a large, central open space. The project was approved, and subsequently amended, as a phased development, that would provide a total of \$5 million contribution to the City’s affordable housing trust fund, an amount that is more than double the then agreed upon “Developer Housing Contribution Work Group” recommendation. The contribution was approved to be made in phases, with each phase paying its proportionate share of the \$5 million based on the amount of square footage in each phase. Phase One is currently under construction at the corner First and Fayette Streets and it will be it’s \$1 million share of the contribution. Phase Two is now going through the development special use permit process and this plan relates to the square footage being proposed in Phase Two.

I. Phase Two

The Conditions of the amended CDD 2015-00005 provide that the Applicant shall contribute a total of \$4,000,000 to the Housing Trust Fund for the remaining two phases within the Braddock Gateway CDD area. As this application constitutes one of these two phases, the total contribution associated with this application will be consistent with the application’s proportion of the overall remaining development. The condition language is as follows:

“Contributions to the Housing Trust Fund shall be paid proportionally as the Applicant requests certificates of occupancy. At the time of each payment, the contribution shall be adjusted so that it is made in constant 2011 dollars. Constant 2011 dollars shall be defined according to the Index known as the "U.S. Bureau of Labor Statistic Consumer Price Index for All Urban Consumers, U.S. City Average, Housing Item." The 2011 index shall serve as the "base index"; the index current at the time of each subsequent payment shall serve as the "installment index." (For example, a contribution of \$1,000,000 in 2011 dollars would be equal to the sum of \$1,000,000 and an amount computed by multiplying \$1,000,000 by the percent change in the designated CPI index between the "base index" and the applicable "installment index.") The CPI adjustment shall be waived for a period of no longer than ten years from the date of CDD #2011-0002 approval, after which, the CPI adjustment will be put in place and carried forth on any balance remaining until completion of the project and/or full payment of the contribution amount. Additionally, there shall be no prohibition against an early payment of this contribution to the Housing Trust Fund.”

Below is a breakdown of the square footage assigned to each phase under this application:

Phase	Retail		Residential		Parking (Above Grade Covered)		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Phase 1 - Building 1 (approved in DSUP 2011-0002)	1,509	1,509	257,454	209,735			258,963	211,244
Phase 2 - Building 2 (Proposed)	8,150 *	8,150 *	261,348	235,213	16,335	16,335	285,833	259,698
Phase 3 - Building 3 (Future - estimated)	8,242	8,242	316,894	285,205			325,136	293,447
Total		17,901		730,153				764,389
Total Approved per CDD #15 and BMNP page 97								770,000

Phase One built 211,244 net square feet, and the remaining two phase propose 553,145 square feet. Phase Two is building 259,698 net square feet, or 46% of the remaining density available for CDD-15. As a result, it's proportionate share of the remaining \$4 million contribution is \$1.84 million. The current condition for the CDD states that the contribution is to be made in cash, however, the City Staff asked the Applicant to explore what the contribution amount would provide if on-site units were provided in lieu of a cash contribution. Based on the procedures identified by the Office of Housing, that amount was calculated to provide 8 units: 4 one-bedroom units and 4 two-bedroom units, for a period of 40 years. Below is the calculation of the number of units that could be provided if the proportionate contribution we made in units instead of cash:

4 ONE BDS, 4 TWO BDS						MF Class A Cap Rate	5.000%
	Studio/Efficiency	1-Bedroom	1-Bedroom Den	2-Bedroom	Total		
Monthly market rent (2016 comps)	\$ 1,710	\$ 1,959	\$ 2,141	\$ 2,572	n/a		
Monthly 60% AMI rent (2016 actuals*)	\$ (1,141)	\$ (1,222)	\$ (1,222)	\$ (1,467)	n/a		
Monthly utility allowance (estimates)	\$ 40	\$ 55	\$ 55	\$ 70	n/a		
Annual differential per unit	\$ 7,308	\$ 9,504	\$ 11,688	\$ 14,100	\$ 42,600		
Number of 60% units	4				4	8	
Total annual differential	\$ -	\$ 38,016	\$ -	\$ 56,400	\$ 94,416		
Affordable Housing Valuation	1,888,320	(46% of \$4 HTF million = \$1.84 m)					
Added benefits to 60% units: lower turnover, lower vacancy rates, quicker lease-up, parking reductions							
* Source: http://www.vhda.com/BUSINESSPARTNERS/PROPERTYOWNERSMANAGERS/INCOME-RENT-LIMITS/Pages/Maximum-LIHTC-Gross-Rents.aspx#.WEnH8LirkUk							

The Applicant is willing to make either the cash contribution or provide the commensurate number of units as described above, however, it is the Applicant's understanding that the Office of Housing would prefer if the applicant split the contribution into half in on-site units and half in cash. As a result, the Applicant is willing to make a contribution of one half of \$1.84 million or \$920,000.00 and provide four on-site affordable units, 2 one-bedroom units and 2 two-bedroom units, for a period of 40 years.

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 26, 2017

TO: THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

FROM: HELEN S. MCILVAINE, DIRECTOR

SUBJECT: POTOMAC YARD LANDBAY H/I EAST AFFORDABLE HOUSING PLAN

ISSUE: Consideration of an Affordable Housing Plan for Potomac Yard Landbay H/I East (DSUP 2016-00022).

ACTION REQUESTED: That the Committee review and endorse the associated Affordable Housing Plan.

BACKGROUND: The site is bounded by Swann Avenue, Main Line Boulevard, Watson Street, and Potomac Avenue. The majority of the site lies within Potomac Yard Landbay H with the balance of the site in Landbay I. The applicant proposes to construct two multifamily residential condominium buildings, up to 72.7 feet in height. One building would contain 70 units and the second 72, for a total of 142 units. One level of underground parking would be provided, accessed via a curb cut from the future Watson Street that bisects the block.

As part of the redevelopment process, the applicant is requesting:

1. a Master Plan Amendment for an increase in height from a maximum of 55' to up to 72.7'; and
2. a Master Plan Amendment, Text Amendment, and Amendment to Coordinated Development District (CDD) #10 to increase the allowable residential multifamily units from 36 to 142.

DISCUSSION: The site is located in CDD #10; CDD #10 established the maximum number of residential units that could be constructed within the zone. The total number of units remaining under CDD # 10 that can be constructed by right is 36. The applicant has proposed to construct two multifamily residential condominiums with a total of 142 units, an increase of 106 units over the total number of units permitted.

In the event of a rezoning or Coordinated Development District application when additional density is being requested (as is the case with this application), the Housing Master Plan recommends developer contributions take into account that affordable housing is one of the

City's highest priorities and that there should be a significant monetary or in-kind contribution to affordable housing in excess of what would normally be required with a Development Special Use Permit. The applicant has offered to provide eight affordable homeownership units on-site. (Attachment 1). The units will be affordable to households with incomes up to 100% of the area median income (AMI) which equates to \$77,300 and \$110,300 for a household of one and four, respectively (Source: HUD, 2017). The units will remain affordable for a 40-year period; equity sharing will be enforced through deeds of covenant.

The site is located within the 1992 Potomac Yard/Potomac Greens Small Area Plan (SAP). While there are no affordable housing goals or recommendations in this SAP (affordable housing was addressed in subsequent CDD#10, which resulted in the developer providing a parcel of land for Station 209/The Station at Potomac Yard, along with \$6.5 million towards development of the 64 affordable/workforce units, as well as \$3.5 million in voluntary contributions to the Housing Trust Fund), the applicant's proposal is consistent with the City's Housing Master Plan (2013) which recommends focusing affordable housing efforts in areas near transit and with the greatest potential for increased density and mixed-use development. The proposal helps diversify the affordable housing options in the Potomac Yard area and creates new opportunities for affordable homeownership in the city.

The contribution of eight on-site homeownership units (four one-bedrooms and four two-bedrooms) is valued at approximately \$2.8 million, which is approximately \$2.0 million more than the standard monetary contribution.

In addition, the applicant is providing a contribution of \$35,000 per unit to the Housing Trust Fund, for a total of \$280,000, to be utilized, as needed, for down payment and other forms of housing assistance to eligible households. It is anticipated the proposed affordable units will serve households with incomes between 70-100% AMI.

FISCAL IMPACT: \$280,000 to the Housing Trust Fund.

ATTACHMENTS:

(1) Affordable Housing Plan Potomac Yard Landbay H/I East, DSUP 2016-00022, dated April 24, 2017

STAFF:

Eric Keeler, Deputy Director, Office of Housing

Tamara Jovovic, Housing Analyst, Office of Housing

**Potomac Yard Landbay H/I (East) Multifamily
Affordable Housing Plan
April 24, 2017**

1.1 Project name and address

**Project Name: Potomac Yard Landbay H/I (East) Multifamily
Project Address: 2501 Main Line Blvd.**

1.2 Application number

DSUP #2016-022

1.3 Brief description of the application and the proposed development program

The Applicant proposes to construct two six-story multifamily buildings to include a total of 142 for-sale condominium units.

1.4 Requested zoning changes or waivers (if any)

- **Master Plan Amendment for increase in height**
- **Master Plan Amendment, Text Amendment and a CDD Amendment to CDD #10 to increase allowable residential multifamily units from 36 to 142**
- **DSUP**

1.5 The Small Area Plan in which the project is located and a brief discussion of how relevant affordable housing goals and recommendations are being addressed by the AHP

The project is located within the Potomac Yard/Potomac Greens Small Area Plan. While there are no affordable housing goals or recommendations in this Small Area Plan for this site, the Applicant's proposed Affordable Housing Plan advances the principles and goals of the City's Housing Master Plan. The Applicant's proposal increases the Potomac Yard area's affordable housing stock, improves the distribution of affordable housing throughout the City, and provides additional opportunities for affordable homeownership.

2. Description of the AHP to include:

2.1 Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of proposed affordable units

The Applicant proposes to provide 4 one-bedroom and 4 two-bedroom affordable for-sale units for households with incomes up to 100% of AML. The Applicant will work with the Office of Housing on marketing the units and support the City's selection of eligible households.

2.2 General description of location of affordable units in the project

Four affordable units will be located in each of the two proposed buildings. The affordable units will be dispersed throughout each building.

2.3 Confirmation that residents of affordable units will have equal access to all amenities available to residents of market-rate units

**Potomac Yard Landbay H/I (East) Multifamily
Affordable Housing Plan
April 24, 2017**

The residents of the affordable units will have equal access to all amenities available to residents of the market-rate units within the building.

2.4 Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of existing affordable units being demolished as part of redevelopment (if any)

N/A

2.5 Brief discussion of tenant relocation plan approved by the Landlord-Tenant Relations Board (if applicable)

N/A

2.6 Description of the phasing of the project and any implications it may have on the delivery of units (if any)

The two buildings will be constructed in two phases. The four affordable units in each building will be delivered upon completion of that building.

2.7 Description of any voluntary contributions to be made to the Housing Trust Fund in addition to the provision of affordable units (if any)

In addition to the 8 on-site units, the Applicant is providing a contribution of \$35,000.00 per unit to the Housing Trust Fund, for a total of \$280,000.00, to be utilized, as needed, for down payment and other forms of housing assistance to eligible households.

2.8 Any other information the applicant deems relevant to the AHP

N/A

Re: AHAAC support of North Potomac Yard Small Area Plan Update

The Alexandria Housing Affordability Advisory Committee (AHAAC) wishes to express its support for the North Potomac Yard (NPY) Small Area Plan Update to be considered by Planning Commission and City Council at their June public hearings. AHAAC has followed this planning initiative closely over the past year thanks to regular updates from our Committee member, Jon Frederick, who serves on the NPY SAP Update Advisory Group, and housing staff. On May 4, the Committee voted _____ to endorse the Plan.

Through the NPY Small Area Plan Update, the City will achieve a number of community benefits, including enhanced open and green space, a vibrant retail destination, and expanded opportunities for a potential range of affordable housing. We note the Plan's consistency with the policies and goals of the Housing Master Plan to diversify housing options in the city, in particular through the use of existing tools such as the Bonus Density and Height Program (Section 7-700 of the Zoning Ordinance). We applaud the Plan's recommendation to permit projects to pursue bonus density up to 30% in exchange for affordable housing units generated at no financial cost to the city.

We are also glad to see important past housing recommendations preserved in the Plan, such as allowing possible ARHA replacement units and encouraging public, non-profit, and private partnerships to maximize the use of private and public land and to leverage available resources for the development of affordable housing, including public housing. In this spirit, we hope that the developer will work creatively with the City to implement the housing recommendations to achieve a significant number of committed affordable units.

We look forward to reviewing specific affordable housing plans for NPY at the time of DSUP review and to working with the City and ACPS to explore opportunities to collocate affordable housing with a future school and/or other public uses on Block 4.

Please contact me if you have any questions about AHAAC's action regarding the North Potomac Yard Small Area Plan Update.

Sincerely,

Robyn Konkel
Chair

Re: AHAAC support of Old Town North Small Area Plan Update

The Alexandria Housing Affordability Advisory Committee (AHAAC) wishes to express its support for the Old Town North Small Area Plan Update (OTN SAP) to be considered by Planning Commission and City Council at their June public hearings. AHAAC has followed this planning initiative closely over the past two years, thanks to regular updates from city staff. On _____, the Committee voted _____ to endorse the Plan.

Through the OTN SAP, the City will achieve several community benefits, including enhancing open space, improving local transit connectivity, and expanding opportunities for a potential range of affordable housing. We note the Plan's consistency with the policies and goals of the Housing Master Plan to diversify housing options in the city, in particular through the use of existing tools such as the Bonus Density and Height Program (Section 7-700 of the Zoning Ordinance). We are also glad to see important housing objectives preserved in the Plan, such as prioritizing the provision of a one-for-one replacement onsite of Resolution 830 and ARHA-owned units in the Plan area as ARHA's properties redevelop as mixed-income communities over the next few years. We applaud the Plan's recommendation to permit projects to pursue bonus density up to 30% in exchange for affordable housing units generated at no financial cost to the city, to allow a 40-year term of affordability of housing units, and to encourage artist housing in the plan area through public-private and non-profit partnerships.

While we are glad to see the Plan's recommendation for regulatory incentives to preserve and attract arts and cultural anchor uses, including providing additional floor area of up to 30% above the maximum permitted floor area within the proposed designated Arts District area, we would recommend that the Plan specify that developers utilizing this incentive are not precluded from also utilizing Section 7-700 of the Zoning Ordinance. This language should be included on pages 24, 42 and 52 of the draft Plan.

In this spirit, we hope that developers will work creatively with the City to implement the housing recommendations to achieve a significant number of committed affordable units, including set aside affordable units as will be delivered in the Edens project which is now under construction. AHAAC looks forward to reviewing specific future affordable housing plans for OTN SAP at the time of DSUP review and to working with the City in increasing, maintaining, and preserving affordable housing units.

Please contact me if you have any questions about AHAAC's action regarding the OTN SAP.

Sincerely,

Robyn Konkel
Chair